



- \*THREE BEDROOM SEMI DETACHED HOUSE\* \*27' 11" x 13' 5" (8.52m x 4.08m) LIVING ROOM/CONSERVATORY\*
- \*MODERN STYLE KITCHEN WITH WHITE UNITS\* \*DOUBLE GLAZED & GAS CENTRAL HEATING\*
- \*ENCLOSED REAR GARDEN WITH A REAR ACCESS GATE\*
- \*DRIVEWAY WITH OFF ROAD PARKING FOR UP TO TWO VEHICLES\*

**A THREE BEDROOM SEMI DETACHED HOUSE** ideally located within a mile of local shopping facilities, a selection of Schools and useful transport links. The house has a large 'Open Plan' Living Room with direct access to the rear Garden and a modern style Kitchen. There is a good size Bathroom on the first floor with the three Bedrooms. Outside a driveway to the front provides off road parking for up to two vehicles and an enclosed rear Garden with a good size patio and side access. **A GREAT FIRST HOUSE PURCHASE!**

**Coulsdon Road, Caterham on the Hill, Surrey CR3 5NE**  
**Offers In Excess Of: £400.000 Freehold**



### **KITCHEN** 11' 11" x 7' 5" (3.64m x 2.26m)

A double aspect room with a double glazed window to the front and a high level double glazed window to the side. There is a range of modern white wall and base units and matching worktops, one and a half bowl stainless steel sink unit with a mixer tap and cupboards under, space for an under counter fridge and freezer. Built in electric oven and hob with a four ring gas hob with an extractor fan above, integrated full size Dishwasher, plumbing and space for a washing machine. Tiled surrounds and wood effect flooring.

### **FIRST FLOOR ACCOMMODATION**

#### **LANDING**

L-shaped landing with access to the loft space.

#### **BEDROOM ONE** 13' 7" x 11' 5" to wardrobes (4.13m x 3.47m to wardrobes)

Large double glazed window to the front, built-in mirror fronted sliding door wardrobes to one wall, further shelved storage cupboard, radiator.

#### **BEDROOM TWO** 10' 3" x 6' 9" (3.13m x 2.06m)

Double glazed window to the rear, coved ceiling, wood effect flooring and radiator.

#### **BEDROOM THREE** 10' 3" x 6' 8" (3.13m x 2.02m)

Double glazed window to the rear, wood effect flooring and radiator.

#### **BATHROOM**

L-shaped Bathroom with a double-glazed frosted window to the side. White modern suite comprising of a panelled bath with a mixer tap and separate mixer shower fitment and shower screen, vanity wash hand basin and a low flush WC. Cupboard with a wall mounted Worcester Bosch combination boiler with shelving above. Tiled flooring and tiled walls.



### **DIRECTIONS**

From the High Street in Caterham on the Hill proceed along Court Road, at the junction turn left and then right at the roundabout into Coulsdon Road, the house is on the left hand side.

### **LOCATION**

The property is within a quarter of a mile of local shops in Chaldon Road, Westway and a Tesco Supermarket at The Village further along Coulson Road.

There is a good selection of schools in Caterham and for the commuter a choice of railway stations in Caterham and nearby Whyteleafe with services into Croydon and Central London.

For the motorist the M25 can be accessed either at Godstone (junction 6) or Hooley via the M23.

### **ACCOMMODATION**

#### **ENTRANCE PORCH**

Fully enclosed and double glazed porch, courtesy light.

#### **ENTRANCE HALLWAY**

Double glazed and part frosted glazed front door, stair case to the first floor landing with an under stairs storage cupboard. Large built in Cloaks Cupboard housing the electric and gas meters, central heating thermostat and double radiator.

#### **LIVING ROOM/CONSERVATORY** 27' 11" x 13' 5" (8.52m x 4.08m)

Large Living Room with a double glazed window to the side and double glazed windows and a sliding patio door to the rear garden within the Conservatory part of the room. There is a useful built in under stairs storage cupboard, TV point, wood effect flooring and two double radiators. The Conservatory end of the room also has electric underfloor heating.

## OUTSIDE

### DRIVEWAY

To the front of the house there is a herringbone brick blocked driveway with parking for up to two vehicles and a path leading to secure side access.

### REAR GARDEN

The rear garden has a patio to the rear of the house and is fully secure and enclosed. There is a useful gate to the rear of the garden providing access onto the adjacent Homesdale Road. The remainder of the garden is mainly laid to lawn, there is also a Garden Shed which will remain.

### COUNCIL TAX

The current Council Tax Band is 'D', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is:  
<https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2023-2024>.

4/3/2024



## ENERGY PERFORMANCE CERTIFICATE (EPC)

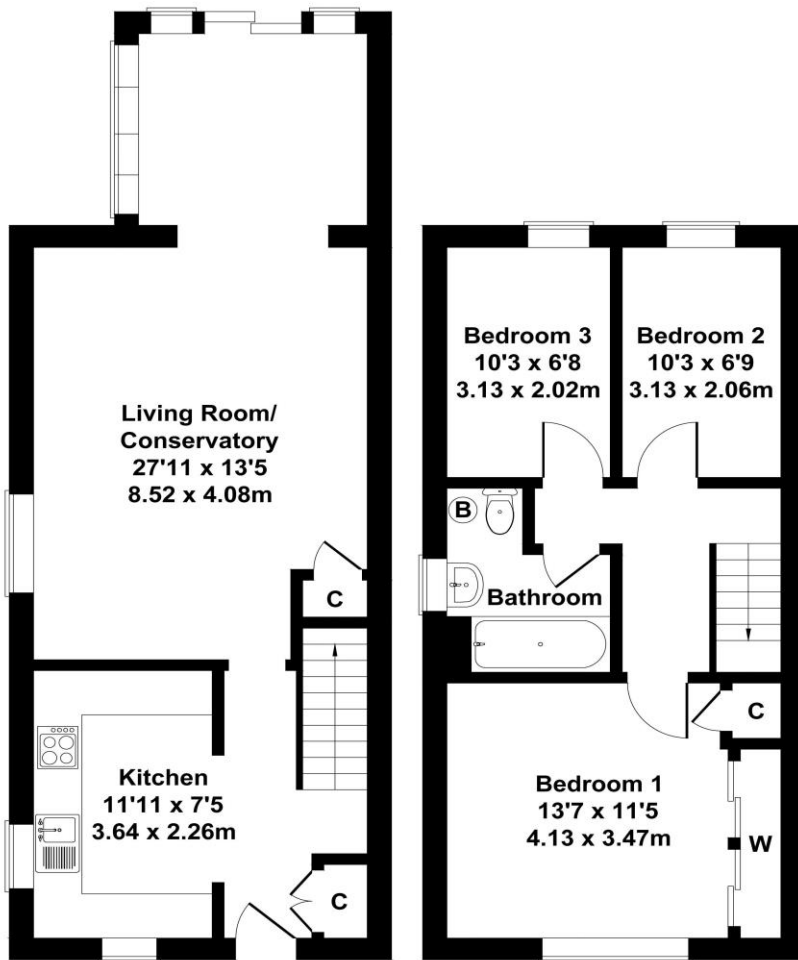
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## FLOORPLAN

### Coulsdon Road

Approximate Gross Internal Area  
926 sq ft - 86 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
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